Josh

609 [redacted] 1408-9429

Plan for conditional use permit
1200 no cert
1500 stamped

Cancelled by me
6/25/21
No billing no payment

left in mailbox
6/25/21 AM

removed 11:15 AM
after phone
call with
Josh
$800 W.T.D.
too pricey

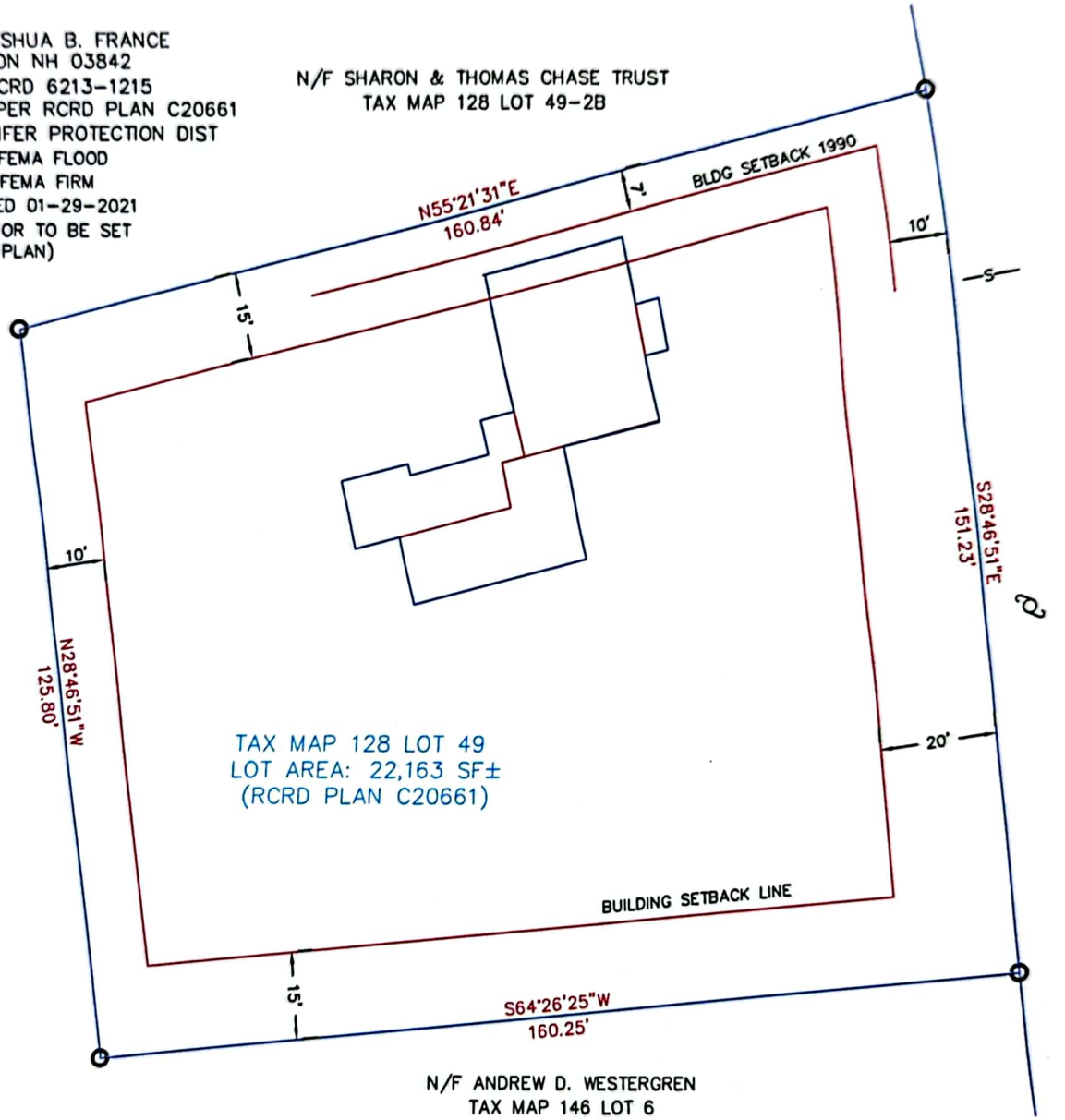
OWNER OF RECORD:
DEBORAH L. GREEN & JOSHUA B. FRANCE
29 MACE ROAD, HAMPTON NH 03842
TAX MAP 128 LOT 49, RCRD 6213-1215
LOT AREA: 22,163 SF± PER RCRD PLAN C20661
ZONING CLASS: RA, AQUIFER PROTECTION DIST
LOT IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE. REFERENCE FEMA FIRM MAP NO 33015C0430F DATED 01-29-2021
(○ INDICATES IRON ROD SET OR TO BE SET AS SHOWN ON REFERENCE PLAN)

CONDITIONAL USE PERMIT APPLICATION PLAN FOR ACCESSORY DWELLING UNIT 29 MACE ROAD HAMPTON, NH

SCALE:1"=20' JULY 1, 2021

20 0 10 20 40

1 INCH = 20 FEET



PROGRESS PRINT 6-22-21

Gmail Stockton Services <stockton752@gmail.com>

RE: 29 Mace Road

1 message

tspainhower@hamptonnh.gov <tspainhower@hamptonnh.gov> Mon, Jun 7, 2021 at 2:04 PM
Reply-To: tspainhower@hamptonnh.gov
To: Stockton Services <stockton752@gmail.com>

Tocky,

29 Mace is attached. Anytime a bedroom is added a sewer connection permit and fee for increased loading is required

Tobey Spainhower

Sewer and Drain Foreman

Town of Hampton DPW

(603)929-5932

From: Stockton Services [mailto:stockton752@gmail.com]
Sent: Monday, June 7, 2021 11:49 AM
To: Tobey Spainhower <tspainhower@town.hampton.nh.us>
Subject: 29 Mace Road

Tobey,

Good morning.

Can you send me whatever utility tie sheets you have for 29 Mace Road?

Also, a question.... (talking town sewer only) if someone adds an accessory dwelling unit to an existing single family home, so they need either approval or a permit from you for the increase in loading?

Please and thanks,

TOWN OF HAMPTON
DEPARTMENT OF PUBLIC WORKS
SEWER INSPECTION SHEET

LOCATION OF CONNECTION: lot 1 29 Mace Rd.

PERMIT NUMBER: 2556 DATE ISSUED: 10/9/90

DATE OF ENTRANCE: 10/12/90 MAP # 138 LOT # 49

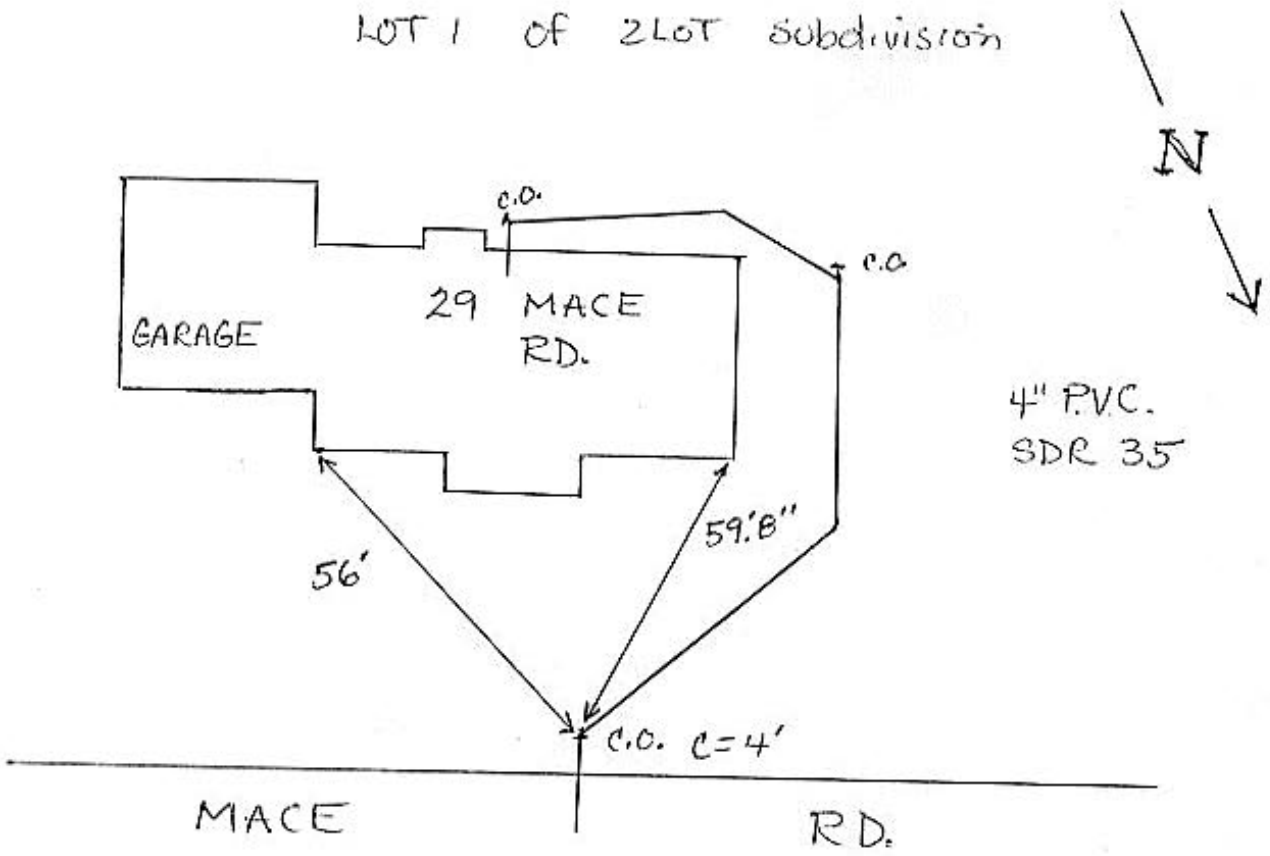
NAME OF CONTRACTOR: Vic Lessard
Hampton, N.H.

METHOD OF PIPE TESTING: AIR TEST 3psi

REMARKS: EXISTING House completely remodeled
Septic tank pumped and filled
EXISTING LOT subdivided (2 LOTS)

INSPECTED BY: R. NICKERSON

DIAGRAM:



29 MACE RD

Location	29 MACE RD	**Mblu**	128/ 49/ / /
Acct#	2059	**Owner**	GREEN, DEBORAH L &
Assessment	$280,800	**Appraisal**	$280,800
PID	2059	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$124,700	$156,100	$280,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$124,700	$156,100	$280,800

Owner of Record

Owner	GREEN, DEBORAH L &	**Sale Price**	$480,000
Co-Owner	FRANCE, JOSHUA B	**Certificate**	
Address	29 MACE RD	**Book & Page**	6213/1215
	HAMPTON, NH 03842	**Sale Date**	12/18/2020
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GREEN, DEBORAH L &	$480,000		6213/1215	00	12/18/2020
BARODY, MARTHA	$232,000		5663/1425	38	10/15/2015
BARODY, DIANE	$220,000		5391/1248	00	12/19/2012
HOWARD, EDWARD	$103,000		2865/1071	UNKQ	01/30/1991
DEED JOINING 2 LOTS	$0		2357/0496		01/18/1980

Building Information

Building 1 : Section 1

Year Built: 1878

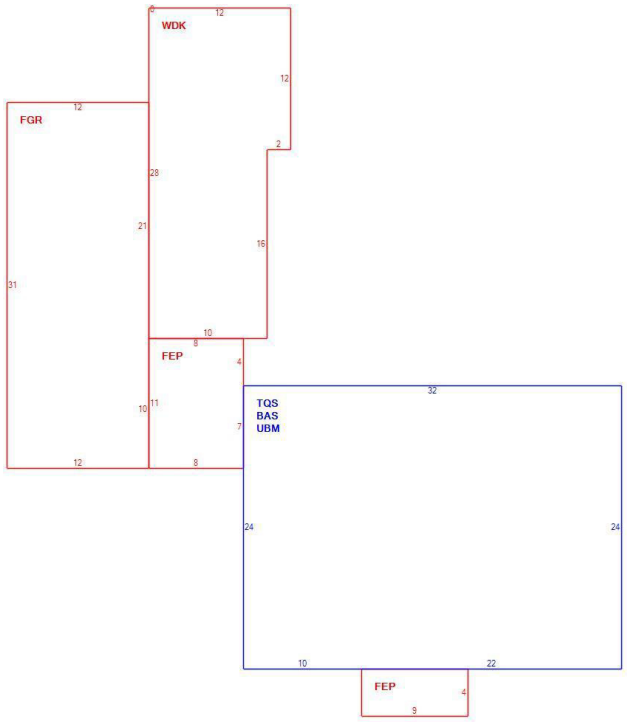
Building Photo

Living Area:	1,344
Replacement Cost:	$207,869
Building Percent Good:	60
Replacement Cost Less Depreciation:	$124,700

Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Average
Stories:	1.75
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Clapboard
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Radiant
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

(http://images.vgsi.com/photos2/HamptonNHPhotos/\00\00\65\39.jpg)

Building Layout



(ParcelSketch.ashx?pid=2059&bid=2049)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	768	768
TQS	Three Quarter Story	768	576
FEP	Porch, Enclosed, Framed	124	0
FGR	Garage, Framed	372	0
UBM	Basement, Unfinished	768	0
WDK	Deck, Wood	304	0
		3,104	1,344

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.51
Frontage	0
Depth	0
Assessed Value	$156,100
Appraised Value	$156,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$124,700	$156,100	$280,800
2019	$124,700	$156,100	$280,800
2018	$111,300	$141,800	$253,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2020	$124,700	$156,100	$280,800
2019	$124,700	$156,100	$280,800
2018	$111,300	$141,800	$253,100

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PAID $10 cash
93-02-489

PERMIT

TOWN OF HAMPTON, N.H.

Date 7-15-93 19

purchase

SCANNED

Granted to Edward Howard

Address 39 Hace Rd 926-7187

Located at same

Map & Lot 128-049

Permit to add 10'x16' deck to breezeway, remodel

Conditions BOCA BASIC BLDG CODE

5-9-94 Finalized

Value $1700.

Fee $10.00

Expiration Date 7-15-94

Granting Authority Donald Graves

Title

Contact this office, 926-6768 for Rough and Final Inspections.

completed

[illegible] OF HOUSE FOR 6FOOT (2'x8') AND ONE SINGLE HEADER & FLASHING ALONG HOUSE WITH 5/4 x6" DECKING.

I AGREE TO COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF HAMPTON, AND ALL WORK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE BOCA BASIC BUILDING CODE, THE N.H. PLUMBING CODE, THE NATIONAL ELECTRIC CODE, AND THE 1988 NFPA LIFE SAFETY CODE.

I AGREE TO GIVE THE BUILDING INSPECTOR TWENTY FOUR (24) HOURS NOTICE TO INSPECT BEFORE ANY ROUGH WIRING, ROUGH PLUMBING OR CHIMNEY IS COVERED, AND TO NOTIFY THE INSPECTOR UPON COMPLETION OF THE JOB.

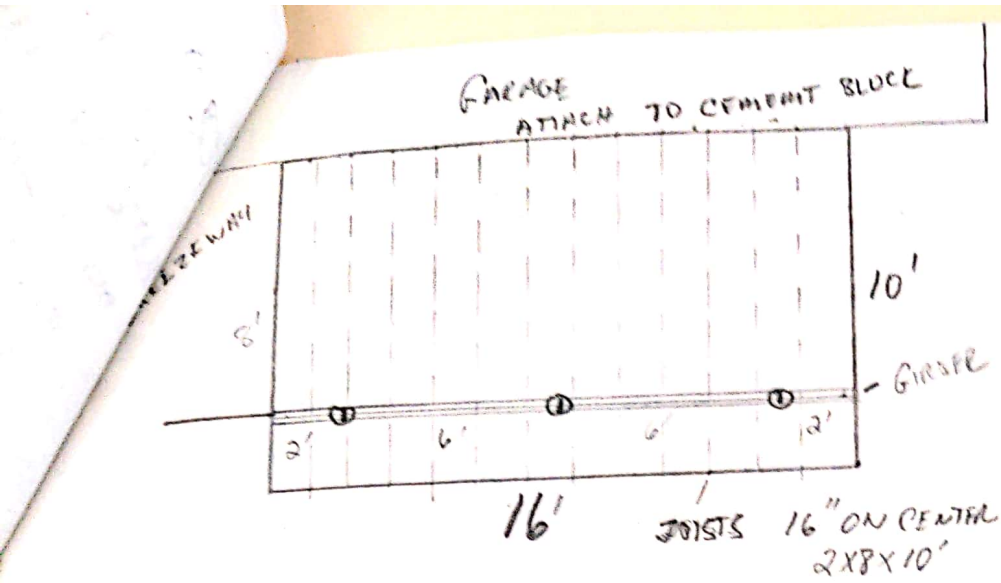
I HEREBY CERTIFY, UNDER PENALTY OF PERJURY; THAT ALL STATEMENTS GIVEN HEREON ARE TRUTHFUL AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT THE COST OF CONSTRUCTION, ALTERATION OR REMODELING (INCLUDING LABOR AND MATERIALS) IS $ 1700.00

DATE JULY 15, 1993 SIGNED Edward Howard

FEE $ 10.00 pd cash

PERMIT ISSUED _____ BY Donald Graves

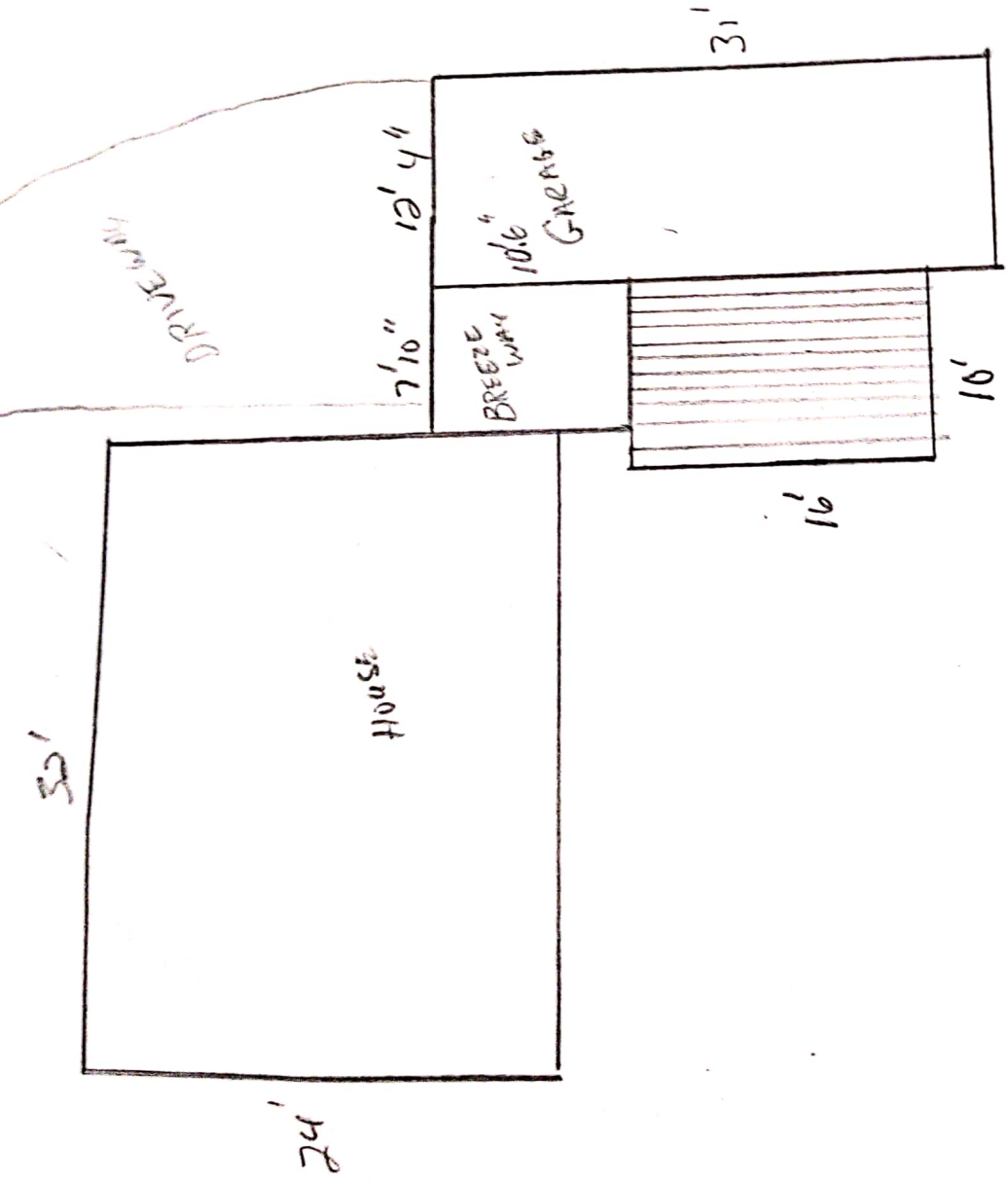
Scanned with CamScanner



BREEZEWAY FLOOR 27"
DECK 21" OFF GROUND

2 SPACER BLOCKS
16 2'x8'x10'
4 2'x8'x16'
22 5/4 x6 16'

3 TUBES
CEMENT, 2 BAGS
24 HANGERS (24)
16' FLASHING 16'
NAILS/SCREWS
SPACER BLOCKS



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PERMIT

TOWN OF HAMPTON, N.H.

Date 7-10-91 19____

Edward C. Howard

20 Nasco Rd PHONE: 926-7187

same

Map & Lot 128-049

Permit to finish off 2nd story of dwelling

Conditions BOCA BASIC BLDG & PLMB CODES, NATIONAL ELEC CODE

11/6/91 letter sent
12-26-91 - R. Elect., Framing
5-7-92 - Insulation OK
OK-windows as egress
11-6-92 - Final ✓

At least one window in each bedroom must meet the requirements for emergency egress and rescue.

Smoke detectors must be installed on each level and wired for simultaneous alarm.

Value $7000.

Fee $35.00

Expiration Date 7-10-92

Granting Authority Roy P. Hutchins

Title

Extend for 60 days

Contact this office, 926-6768 for Rough and Final Inspections. Expired 9/15/92 (60 days)

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the BOCA Plumbing Code; and the National Electrical Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials) is $ 7000.

DATE 7/9/91 SIGNED Edward C. Howard

FEE $35.00 paid by check

PERMIT ISSUED _____ BY _____ completed

Scanned with CamScanner

Scanned with CamScanner

	Sq ft	LOFT	OPEN
1 Bedroom	228	5' x 9'6" x 9'6"	12' x 5'6" W x 13' H
2 Bedroom	260	5' x 9'6" x 9'6"	6' x 5'6" W x 13' H
	39	90 sq ft each	

SKYLIGHTS 4

TRACK LIGHTING LOFTS
CENTRAL VAC ?

M-016-002
WB=PUMP

WHITE IF

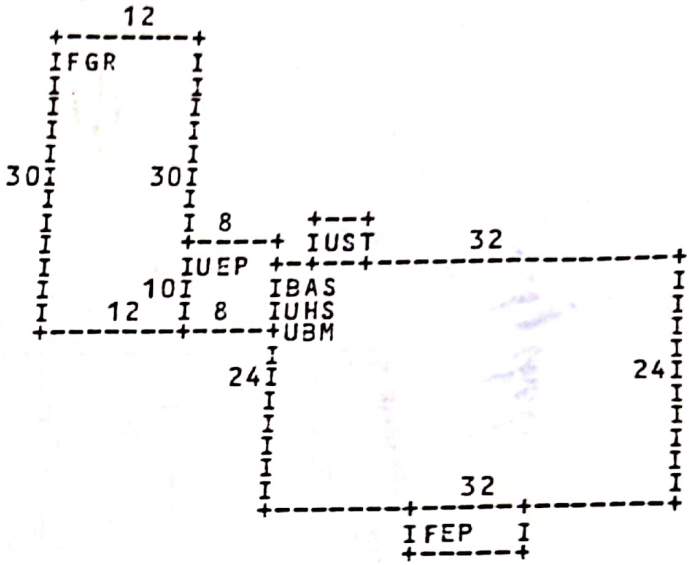
STORIES

LAP BOARD
VINYL SIDING
GABLE HIP
ASPHALT
PLASTERED

	12	HARDWOOD
	09	PINE OR SOFT WO
ING FUEL	02	OIL
TING TYPE	05	HOT WATER
DITION TYPE	01	NONE
ROOMS	2	1 BEDROOM
HROOMS		1.0
L ROOMS	00	00
H STYLE	00	NONE
HEN STYLE	00	NONE
MERCIAL CND		
& AIR COND		
ME TYPE		
S PLUMBING		
WALL FIN		
AS PARTITIONS		
MMON WALL		
HGHT		
CONDOMINIUMS COOPS		
R LEVEL		
LOCATION		
F LEVELS		
UNITS		
NERSHP		

COST MARKET APPROACH

UNADJ BASE RATE	49.00	
SIZE ADJ FACTOR	1.1364	
GRADE INDEX	0.92	
EFF BASE RATE	51.23	
BLD MKT CST VALUE		70441
YEAR BUILT	1878	
EFF YEAR BLT		
NORM DEPR	35.00	
FUNC OBS	5	
ECON OBS		
SPEC COND CODE	UC	
SPEC COND	60.00	
% CONDITION	60.00	
DEPR BLDG VAL		42300



OUTBUILDINGS/EXTRA FEATURES

DESCRIPTION	G. CODE	UNITS	UNIT PRICE	DATE CN	L/B	ANNUAL DEPR RATE	FCT COND	OB/XF DEPR VALUE

TOTAL OB/XF VALUE

SUB AREA SUMMARY

AREA TYPE	DESCRIPTION	GROSS AREA	EFFECTIVE AREA	UNIT COST	UNDEPRECIATED COST (MARKET VAL)
BAS	FIRST FLOOR	768		51.23	39345
UST	UTILITY, STRG, U	30		23.90	717
UEP	PORCH, ENCLOS, U	80		25.61	2049
FGR	GARAGE, FINISHED	360		20.49	7377
FEP	PORCH, ENCLOS, F	36		35.58	1281
UHS	HALF-STORY, UNFI	768		15.34	11783
UBM	BASEMENT, UNFINI	768		10.27	7889
TOTAL		2,810	1,375		70441

BUILDING TRAVERSE

BAS=W25UST=N6W5S6E5$W7UEP=N4
W8FGR=N20W12S30E12N10$S10E8N6$
S24E11FEP=S4E9N4W9$E21N24$
PTR=W32UHS=S24E32N24W32$UBM=
S24E32N24W32$E32$.

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PERMIT

TOWN OF HAMPTON, N.H.

Date 7-10-91 19____

Edward C. Howard

29 Mace Rd PHONE: 926-7187

Located at same

Map & Lot 128-049

Permit to finish off 2nd story of dwelling

Conditions BOCA BASIC BLDG & PLMB CODES, NATIONAL ELEC CODE

At least one window in each bedroom must meet the requirements for emergency egress and rescue.

Smoke detectors must be installed on each level and wired for simultaneous alarm.

Value $7000.

Fee $35.00

Expiration Date 7-10-92

Granting Authority Roy P. Hutchinson

Title

Contact this office, 926-6768 for Rough and Final Inspections.

11/6/91 letter sent
12-26-91 - R. Elect., Framing
5-7-92 - Insulation OK
OK - windows as egress
11-6-92 - Final ✓

Extend for 60 days

Expired 9/15/92 (60 da)

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the BOCA Plumbing Code; and the National Electrical Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials) is $ 7000.

DATE 7/9/91 SIGNED Edward C. Howard

FEE $ 35.00 paid by check

PERMIT ISSUED _____ BY _____ Completed

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PERMIT

TOWN OF HAMPTON, N.H. 146-006 Date 9-18-87 19

mail 9-18-87

John & Mary Jane Williams

33 Mace Rd PHONE: 926-8627

Located at same

Map & Lot 146-6

Permit to rebuild front porch, adding a roof

Conditions BOCA Basic Bldg Code, National Elec Code

Value $1500.

Fee $7.00

Expiration Date 9-10-88

Granting Authority Roy D McPherson

Title

Contact this office, 926-6766, for Rough and Final Inspections. Completed 10/14/87

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the BOCA Plumbing Code; and the National Electrical Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials) is $ 1500.-.

DATE 9-15-87 SIGNED Mary Jane Williams

FEE $ 7.00 Cash

PERMIT ISSUED _____ BY _____

Scanned with CamScanner

PERMIT

PAID $10 cash
93-489

TOWN OF HAMPTON, N.H.

Date 7-15-93 19

push up

SCANNED

Granted to Edward Howard

PHONE 926-7187

Address 29 Mace Rd

5-9-94 Finalized

Located at same

Map & Lot 128-049

Permit to add 10'x16' deck to breezeway, remodel

Conditions BOCA BASIC BLDG CODE

Value $1700.

Fee $10.00

Expiration Date 7-15-94

Granting Authority Donald Graves

Title

Contact this office, 926-6768 for Rough and Final Inspections.

completed

[illegible] EXIST GIRDER (2'x8") AND ONE SINGLE HEADER & FLASHING ALONG HOUSE WITH 5/4 x6" DECKING.

I AGREE TO COMPLY WITH THE ZONING ORDINANCE OF THE TOWN OF HAMPTON, AND ALL WORK WILL BE CONSTRUCTED IN ACCORDANCE WITH THE BOCA BASIC BUILDING CODE, THE N.H. PLUMBING CODE; THE NATIONAL ELECTRIC CODE, AND THE 1988 NFPA LIFE SAFETY CODE.

I AGREE TO GIVE THE BUILDING INSPECTOR TWENTY FOUR (24) HOURS NOTICE TO INSPECT BEFORE ANY ROUGH WIRING, ROUGH PLUMBING OR CHIMNEY IS COVERED, AND TO NOTIFY THE INSPECTOR UPON COMPLETION OF THE JOB.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY; THAT ALL STATEMENTS GIVEN HEREON ARE TRUTHFUL AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT THE COST OF CONSTRUCTION, ALTERATION OR REMODELING (INCLUDING LABOR AND MATERIALS) IS $ 1700.00

DATE JULY 15, 1993 SIGNED Edward Howard

FEE$ 10.00 paid cash

PERMIT ISSUED _____ BY Donald Graves

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TOWN OFFICE
136 WINNACUNNET ROAD
603 926 6766

ZONING BOARD OF ADJUSTMENT

PETITION FOR PUBLIC HEARING

Owner Mace Road Realty Trust
Thomas L. Nigrelli, Trustee Address 140 Atlantic Avenue
North Hampton, NH 03862

Option Holder N/A

Property Address 29 Mace Road, Hampton, NH Map 128 Lot 49

Appeal for Variance X Special Exception ____ Administrative Decision ____

Article(s) # IV (Table 11) 4.2 and 4.3

Description of Appeal To allow a lot substantially exceeding the area requirements of the ordinance with frontage of 70 feet and lot width of 71 feet where 125 feet is required. Lot as proposed is consistent with the frontage and width of other lots in the neighborhood and there is no dimunition in value of surrounding properties. See attached plan prepared by Richard P. Millette and Associates.

Abutters

Name	Mailing Adress
See attached list.	

List additional abutters on a separate sheet of paper.

Date October 31, 1990 Signed MACE ROAD REALTY TRUST
Thomas L. Nigrelli, Trustee
By its Attorneys,
Donahue, McCaffrey & Tucker
Michael J. Donahue

DO NOT FILL IN BELOW THIS LINE

Petition Granted ____ Petition Not Granted ____

Conditions upon which petition (not) granted ____

Withdrawn by petitioner, MJC, 11/15/90

Date

Chairman

Clerk

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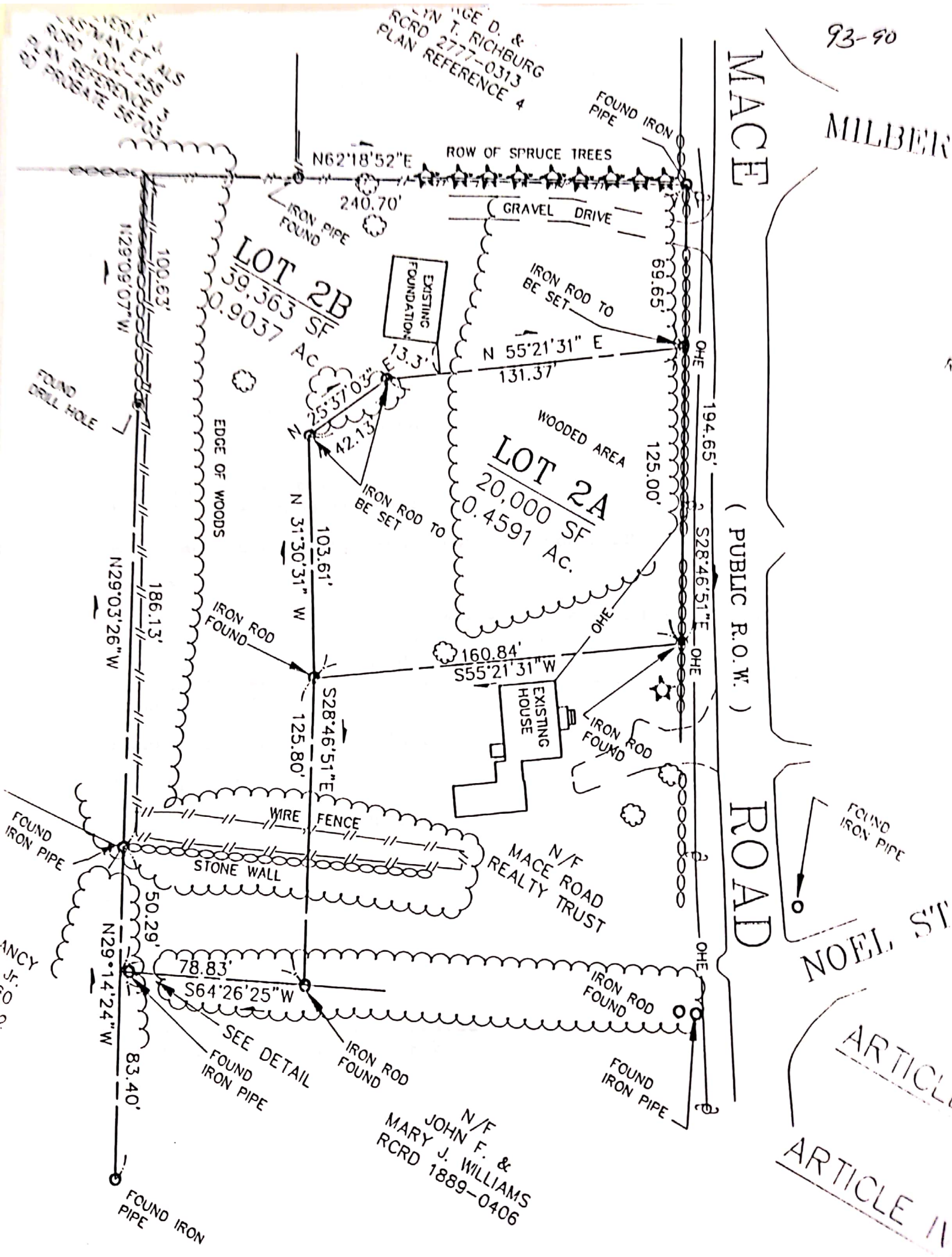

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Donahue, Tucker & Ciandella
POB 630
Exeter, NH 03833

3-90

The petition of Mace Road Realty Trust of North Hampton, for property located at 29 Mace Road, wherein variances from Article IV, 4.2 and 4.3 are requested to allow the division of one lot into two lots, one of which would have frontage of 70' and a minimum lot width of 71' where 125' is required for each. Said property is shown on Assessor's Map 128 as Lot 049 and lies within the Residence A district.

03862.

November 15, 1990

Zoning Board of adjustment - To whom it may concern:

In regard to 93-90 The peitiion of Mace Road Realty Trust of North Hampton for property located at 29 Mace Road please let it be known that I am AGAINST ANY VARIANCES FROM ARTICLE IV, 4.2 and 4.3 TO ALLOW THE DIVISION OF ONE LOT INTO TWO LOTS: Assessor's Map 128 as lot 049.

Sincerely,
Mary Jane Williams
33 Mace Road
Hampton, New Hampshire 03842

If meeting is to be continued until another date I would like to be notified.

Mary Jane Williams

RECEIVED NOV 15 1990

Scanned with CamScanner

92-90 (cont) 2-6' x 8' decks on the south side which are within the 40' setback and 20' buffer area, 3 decks at the southeast corner with steps to the ground which are within the 40' setback and 20' buffer area, and a deck, landing and steps to the ground on the east side which are within the 40' setback. Said property is shown on Assessor's Map 255 as Lot 020 and lies within the Residence A and Business Seasonal Districts.

93-90 The petition of Mace Road Realty Trust of North Hampton, for property located at 29 Mace Road, wherein variances from Article IV, 4.2 and 4.3 are requested to allow the division of one lot into two lots, one of which would have frontage of 70' and a minimum lot width of 71' where 125' is required for each. Said property is shown on Assessor's Map 128 as Lot 049 adn lies within the Residence A Distric

NOTE: Petitions not called and in process by 11:00 pm may be continued to Tuesday, November 20. 1990.

Curtis G. McCrady

Curtis G. McCrady, Chairman
Zoning Board of Adjustment

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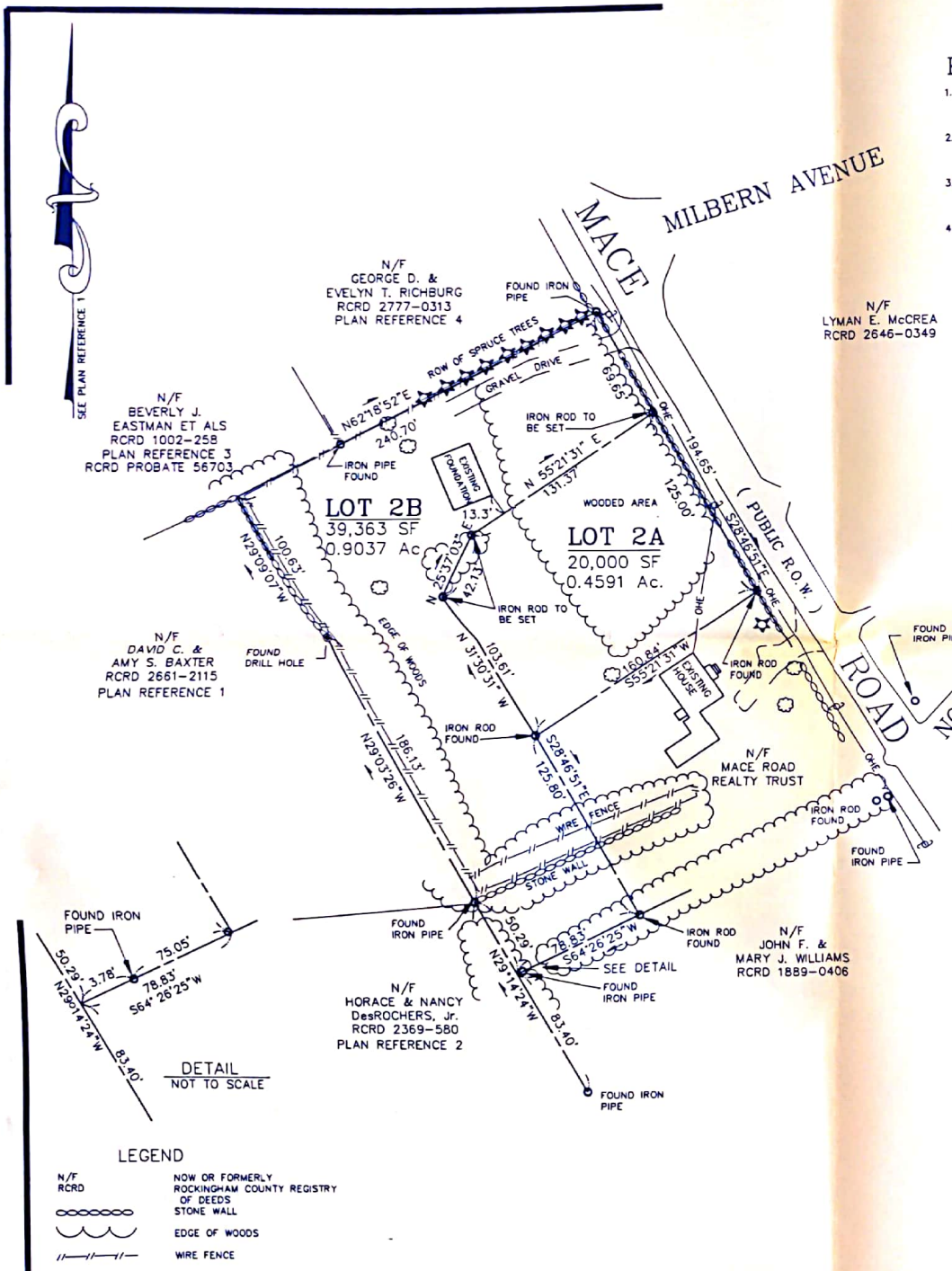
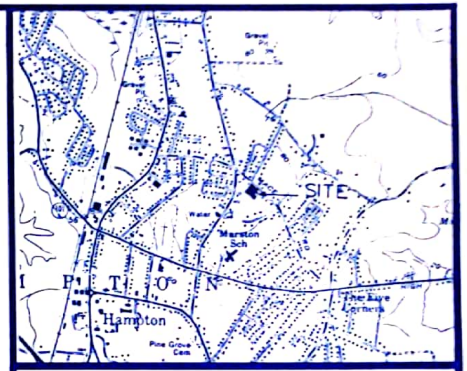


PLAN REFERENCES:

1. "SUBDIVISION OF LAND OF STEPHEN N. AND KAREN KEDDY HALEE" HAMPTON, N.H. BY HENRY ASSOC. DATED 18 MAY 86 RCRD PLAN No. C-15663.
2. "REVISED PLAN OF RIDGEVIEW TERRACE" HAMPTON, N.H. BY JOHN W. DURGIN CIVIL ENGINEERS DATED APRIL 1978 FILE No. 2704 PLAN No. 5606.
3. "SUBDIVISION OF LAND FOR CLIFFORD H. EASTMAN" HAMPTON, N.H. BY JOHN W. DURGIN CIVIL ENGINEERS DATED DECEMBER 1977 RCRD PLAN No. C-7808.
4. "DIVISION OF A TRACT OF LAND FOR CLIFFORD H. AND LILY I. EASTMAN" HAMPTON, N.H. BY CHESTER A. LEACH C.E. DATED APRIL 1958.



LOCATION PLAN

NOTES:

1. PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONE AND THE AQUIFER PROTECTION DISTRICT. PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 128 AS LOT 49.
2. PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
3. OWNER OF RECORD: MACE ROAD REALTY TRUST
   140 ATLANTIC AVENUE
   NORTH HAMPTON, N.H. 03862
   RCRD 2854-0803
4. TOTAL PARCEL AREA: 59,674 SF
   1.3699 Ac
5. ZONING REQUIREMENTS:

MIN. LOT AREA	20,000 s.f.
(LOT AREA INCREASED BY 1/3 FOR AQUIFER DISTRICT)	
MAX. LOT COVERAGE	25%
MIN. FRONTAGE	125'
MIN. LOT WIDTH	125'
MIN. SETBACKS:	
FRONT	10'
SIDE	7'
REAR	7'

6. LOT 2A AND 2B ARE TO BE CONNECTED TO TOWN SEWER UPON APPROVAL. SEPERATE WATER SERVICES SHALL BE PROVIDED FOR BOTH LOTS.

VARIANCES REQUESTED:

ARTICLE IV, (TABLE II) 4.2 – TO ALLOW A LOT WITH 69.65' OF FRONTAGE WHERE 125' IS REQUIRED.

ARTICLE IV, (TABLE II) 4.3 – TO ALLOW A LOT WITH 70.86' OF LOT WIDTH WHERE 125' IS REQUIRED.

REQUEST FOR VARIANCE PLAN
FOR

MACE ROAD REALTY TRUST

MACE ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

SCALE: 1"=50' DATE: OCTOBER 17, 1990

RICHARD P. MILLETTE AND ASSOCIATES
501 ISLINGTON STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 431-2222

<MRRTZBA>

#9099-2

The Town of Hampton
NEW HAMPSHIRE
03842

3-91

TOWN OFFICE
136 WINNACUNNET ROAD
603-926-6766

ZONING BOARD OF ADJUSTMENT

PETITION FOR PUBLIC HEARING

Owner Mace Road Realty Trust
Thomas L. Nigrelli, Trustee Address 140 Atlantic Avenue
North Hampton, NH 03862

Option Holder N/A

Property Address 29 Mace Road, Hampton, NH Map 128 Lot 49

Appeal for Variance X Special Exception ____ Administrative Decision ____

Article(s) # IV (table 11) 4.2 and 4.3

Description of Appeal Please see attached.

Abutters

Name Mailing Adress

See attached list

List additional abutters on a separate sheet of paper.

Date December 26, 1990 Signed ____

MACE ROAD REALTY TRUST
Thomas L. Nigrelli, Trustee
By its Attorneys
DONAHUE McCAFFREY & TUCKER
Michael J. Donahue

DO NOT FILL IN BELOW THIS LINE

Petition Granted ____ Petition Not Granted 4-0-1

Conditions upon which petition (not) granted Lack of hardship, contrary to spirit and intent of ordinance.

17 January 1991
Date

Chairman

Wendell C. Rung
Clerk

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Town of Hampton

JAN 3 1991

January 2, 1990

ZONING BOARD OF ADJUSTMENT

TO WHOM IT MAY CONCERN:

The Zoning Board of Adjustment for the Town of Hampton will hold a public hearing on Thursday, January 17, 1991 at 7:00 pm in the Selectmen's Meeting Room, 136 Winnacunnet Road, to hear the following petitions:

1-91 The petition of George & Claire McDonald of Methuen, MA, for property located at 395 Ocean Blvd., wherein variances from Articles I, 1.3 and IV, 4.5.2 and 4.5.3 are requested to allow the construction of a larger third story over the existing building which would be within 3' of the side and 1' of the rear property lines where a 4' setback is required from each. Said property is shown on Assessor's Map 265 as Lot 032 and lies within the Business Seasonal District.

2-91 The petition of Owen & Joseph Carter, for property located at 19 B Thorwald Avenue, wherein a variance from Article I, 1.3, expansion of a non-conforming use, is requested to allow construction of a 20' x 24' two-story addition in the rear of the existing dwelling which , in itself, would be conforming. Said property is shown on Assessor's Map 223 as Lot 089 and lies within the Residence B District.

3-91 The petition of Mace Road Realty Trust, Thomas L. Nigrelli, trustee, for property located at 29 Mace Road, wherein variances from Article IV, 4.2 and 4.3 are requested to allow the division of one lot into two lots, one of which would have a frontage and minimum lot width of 69.65' where 125' is required for each. Said property is shown on Assessor's Map 128 as Lot 049 and lies within the Residence A and Aquifer Protection Districts.

(over)

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Town of Hampton
NEW HAMPSHIRE
1921

TOWN OFFICE
100 WINNACUNNET
ROAD

ZONING BOARD OF ADJUSTMENT

PETITION FOR PUBLIC HEARING

Owner Clifford Emery Address 92 Mace Rd Hampton

Option Holder N/A

Property Address 92 Mace Rd Map 163-8 Lot ____

Appeal for Variance X Special Exception ____ Administrative Decision ____

Article(s) I III 8.8 4.3

Description of Appeal Request for 65' Road Frontage where 150' is required.

Abutters

Name	Mailing Adress
Arthur Clifford	88 Mace Rd Hampton
Eugene Plourde	98 Mace Rd Hampton
Dorothy Gove Leavitt c/o Michael Plourde	102 Winnacunnet Rd Hampton
Richard Stebbins	12 Dearborn Hampton
Duane Kimball	97 Mace Rd Hampton NH
Mr. & Mrs. Jesse Rogers	4 Tobey Street Hampton
Wallace Haseltine	161 Little River Rd
Harland Mines	161 Little River Rd

List additional abutters on a separate sheet of paper.

Date 5/31/88 Signed Eileen Ewing

DO NOT FILL IN BELOW THIS LINE

Petition Granted 5-0 Petition Not Granted ____

Conditions upon which petition (not) granted ____

June 23, 1988
Date

Justin L. McCarthy
Chairman

Wendelle A. Ramsey
Clerk

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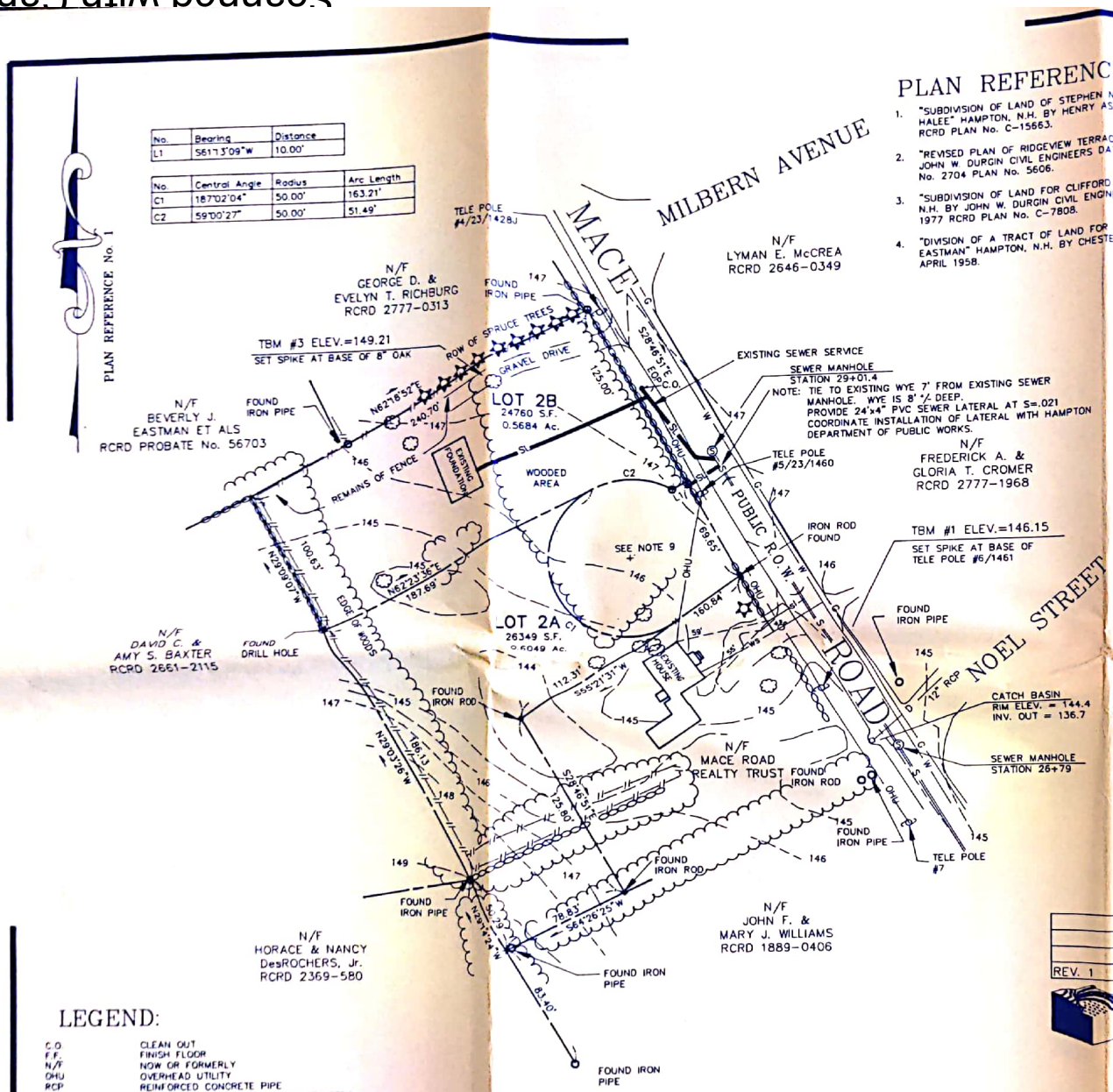
Scanned with CamScanner



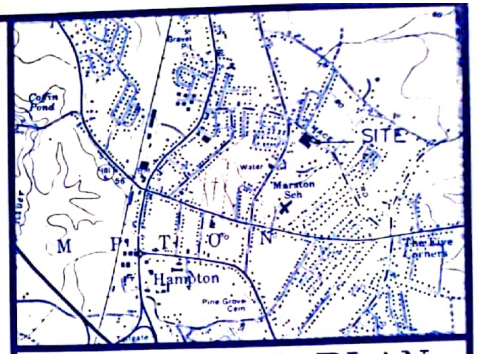
PLAN REFERENCES:

1. "SUBDIVISION OF LAND OF STEPHEN N. AND KAREN KEDDY HALEE" HAMPTON, N.H. BY HENRY ASSOC. DATED 18 MAY 86 RCRD PLAN No. C-15663.
2. "REVISED PLAN OF RIDGEVIEW TERRACE" HAMPTON, N.H. BY JOHN W. DURGIN CIVIL ENGINEERS DATED APRIL 1978 FILE No. 2704 PLAN No. 5606.
3. "SUBDIVISION OF LAND FOR CLIFFORD H. EASTMAN" HAMPTON, N.H. BY JOHN W. DURGIN CIVIL ENGINEERS DATED DECEMBER 1977 RCRD PLAN No. C-7808.
4. "DIVISION OF A TRACT OF LAND FOR CLIFFORD H. AND LILY I. EASTMAN" HAMPTON, N.H. BY CHESTER A. LEACH C.E. DATED APRIL 1958.

PLAN REFERENCE No. 1

No.	Bearing	Distance
L1	S61°13'09"W	10.00'

No.	Central Angle	Radius	Arc Length
C1	187°02'04"	50.00'	163.21'
C2	59°00'27"	50.00'	51.49'



LOCATION PLAN

NOTES:

1. PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONE AND THE AQUIFER PROTECTION DISTRICT. PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 128 AS LOT 49.
2. PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
3. OWNER OF RECORD: MACE ROAD REALTY TRUST
   140 ATLANTIC AVENUE
   NORTH HAMPTON, N.H. 03862
   RCRD 2854-0803
4. TOTAL PARCEL AREA: 59,674 SF
   1.3699 Ac
5. ZONING REQUIREMENTS:

MIN. LOT AREA	20,000 s.f.
(LOT AREA INCREASED BY 1/3 FOR AQUIFER DISTRICT)	
MAX. LOT COVERAGE	25%
MIN. FRONTAGE	125'
MIN. LOT WIDTH	125'
MIN. SETBACKS:	
FRONT	10'
SIDE	7'
REAR	7'

6. ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN PRIOR TO THE START OF ANY CONSTRUCTION.
7. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES AND DIGSAFE PRIOR TO ANY EXCAVATION. CONTACT DIGSAFE A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION AT 1-800-225-4977.
8. LOT 2A AND 2B ARE TO BE CONNECTED TO TOWN SEWER. SEPERATE WATER SERVICES SHALL BE PROVIDED FOR BOTH LOTS.
9. DO NOT DISTURB WOODED AREA. IT IS TO BECOME A PUBLIC RIGHT OF WAY WITH THE STAND OF TREES RETAINED. ONE SINGLE FAMILY DRIVEWAY MAY BE CONSTRUCTED IN A MINIMALLY DISRUPTIVE MANNER.

LEGEND:

C.O	CLEAN OUT
F.F.	FINISH FLOOR
N/F	NOW OR FORMERLY
OHU	OVERHEAD UTILITY
RCP	REINFORCED CONCRETE PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
**	WATER SERVICE
WSO	WATER SERVICE SHUT OFF
-D-	DRAINAGE PIPE
-G-	GAS MAIN (2" STEEL PIPE)
-S-	SEWER MAIN PIPE
-s-	SEWER SERVICE LATERAL
-W-	WATER MAIN (6" DUCTILE IRON PIPE)
-**-	WATER SERVICE PIPE (3/4" GALVANIZED PIPE)
ooo	STONE WALL
-x-x-x-	BOX WIRE FENCE

REV.	DATE	DESCRIPTION
1	11/20/90	REVS PER REVIEW

RICHARD P. MILLETTE AND ASSOCIATES
SITE ENGINEERING
SURVEYING
REGULATORY APPROVALS
LAND PLANNING

SUBDIVISION SITE PLAN
FOR
MACE ROAD REALTY TRUST
MACE ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

RICHARD P. MILLETTE No. 3674 REGISTERED PROFESSIONAL ENGINEER - THE STATE OF NEW HAMPSHIRE

SCALE: 1" = 50'
DATE: NOVEMBER 17, 1990

501 ISLINGTON STREET, P.O. BOX 4006 PORTSMOUTH, N.H. 03801 (603) 431-2222

<MRRST50C>

#9099-3C

PLAN REFERENCE No. 1

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L1	S61°13'09"W	10.00'

No.	Central Angle	Radius	Arc Length
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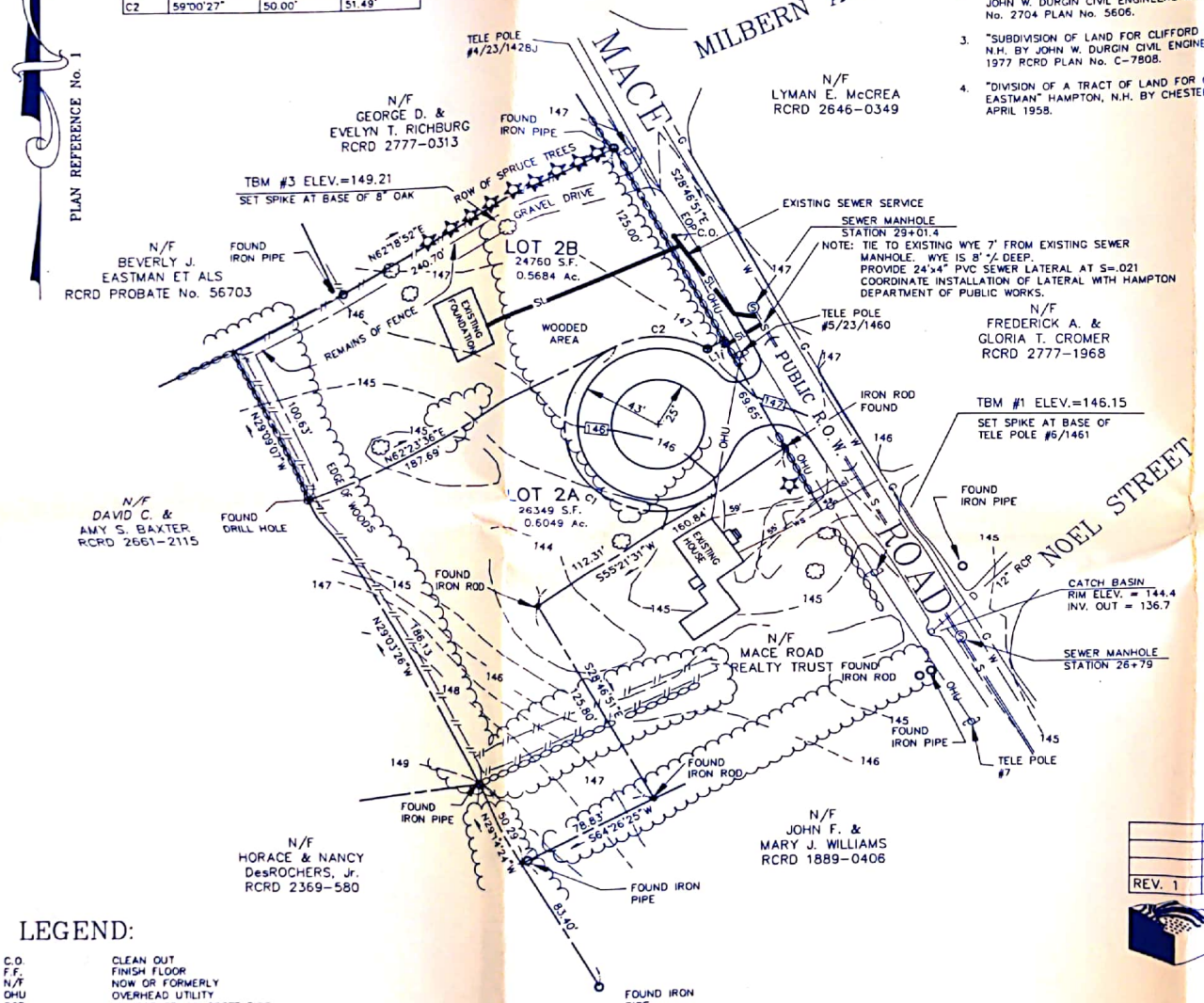
C2	59°00'27"	50.00'	51.49'


MILBERN AVENUE
MACE ROAD
PUBLIC R.O.W.
NOEL STREET
TELE POLE #4/23/1428J
N/F GEORGE D. & EVELYN T. RICHBURG RCRD 2777-0313
FOUND IRON PIPE
TBM #3 ELEV.=149.21
SET SPIKE AT BASE OF 8" OAK
ROW OF SPRUCE TREES
GRAVEL DRIVE
N/F LYMAN E. McCREA RCRD 2646-0349
EXISTING SEWER SERVICE
SEWER MANHOLE STATION 29+01.4
NOTE: TIE TO EXISTING WYE 7' FROM EXISTING SEWER MANHOLE. WYE IS 8' +/- DEEP. PROVIDE 24'x4" PVC SEWER LATERAL AT S=.021 COORDINATE INSTALLATION OF LATERAL WITH HAMPTON DEPARTMENT OF PUBLIC WORKS.
N/F BEVERLY J. EASTMAN ET ALS RCRD PROBATE No. 56703
LOT 2B 24760 S.F. 0.5684 Ac.
EXISTING FOUNDATION
WOODED AREA
REMAINS OF FENCE
TELE POLE #5/23/1460
N/F FREDERICK A. & GLORIA T. CROMER RCRD 2777-1968
IRON ROD FOUND
TBM #1 ELEV.=146.15
SET SPIKE AT BASE OF TELE POLE #6/1461
FOUND IRON PIPE
N/F DAVID C. & AMY S. BAXTER RCRD 2661-2115
FOUND DRILL HOLE
EDGE OF WOODS
LOT 2A 26349 S.F. 0.6049 Ac.
EXISTING HOUSE
FOUND IRON ROD
CATCH BASIN RIM ELEV. = 144.4 INV. OUT = 136.7
72" RCP
SEWER MANHOLE STATION 26+79
N/F MACE ROAD REALTY TRUST RCRD 2854-0803
FOUND IRON ROD
FOUND IRON PIPE
TELE POLE #7
N/F HORACE & NANCY DesROCHERS, Jr. RCRD 2369-580
N/F JOHN F. & MARY J. WILLIAMS RCRD 1889-0406
FOUND IRON PIPE
FOUND IRON PIPE

PLAN REFERENCES:

1. "SUBDIVISION OF LAND OF STEPHEN N. AND KAREN KEDDY HALEE" HAMPTON, N.H. BY HENRY ASSOC. DATED 18 MAY 86 RCRD PLAN No. C-15663.
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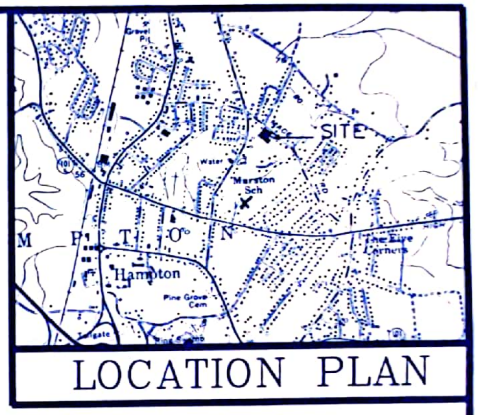

LOCATION PLAN

NOTES:

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3. OWNER OF RECORD: MACE ROAD REALTY TRUST
   140 ATLANTIC AVENUE
   NORTH HAMPTON, N.H. 03862
   RCRD 2854-0803
4. TOTAL PARCEL AREA: 59,674 SF
   1.3699 Ac
5. ZONING REQUIREMENTS:

MIN. LOT AREA	20,000 s.f.
(LOT AREA INCREASED BY 1/3 FOR AQUIFER DISTRICT)	
MAX. LOT COVERAGE	25%
MIN. FRONTAGE	125'
MIN. LOT WIDTH	125'
MIN. SETBACKS:	
FRONT	10'
SIDE	7'
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8. LOT 2A AND 2B ARE TO BE CONNECTED TO TOWN SEWER.
   SEPERATE WATER SERVICES SHALL BE PROVIDED FOR BOTH LOTS.

LEGEND:

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F.F.	FINISH FLOOR
N/F	NOW OR FORMERLY
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RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
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------	BOX WIRE FENCE

REV.	DATE	DESCRIPTION
1	11/20/90	REVS PER REVIEW

RICHARD P. MILLETTE AND ASSOCIATES
SITE ENGINEERING
SURVEYING
REGULATORY APPROVALS
LAND PLANNING

SUBDIVISION SITE PLAN

FOR

MACE ROAD REALTY TRUST

MACE ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

SCALE: 1" = 50'
DATE: NOVEMBER 17, 1990

501 ISLINGTON STREET, P.O. BOX 4006 PORTSMOUTH, N.H. 03801 (603) 431-2222

RICHARD P. MILLETTE No. 3674 THE STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER

<MRRST5DB>

#9099-3B

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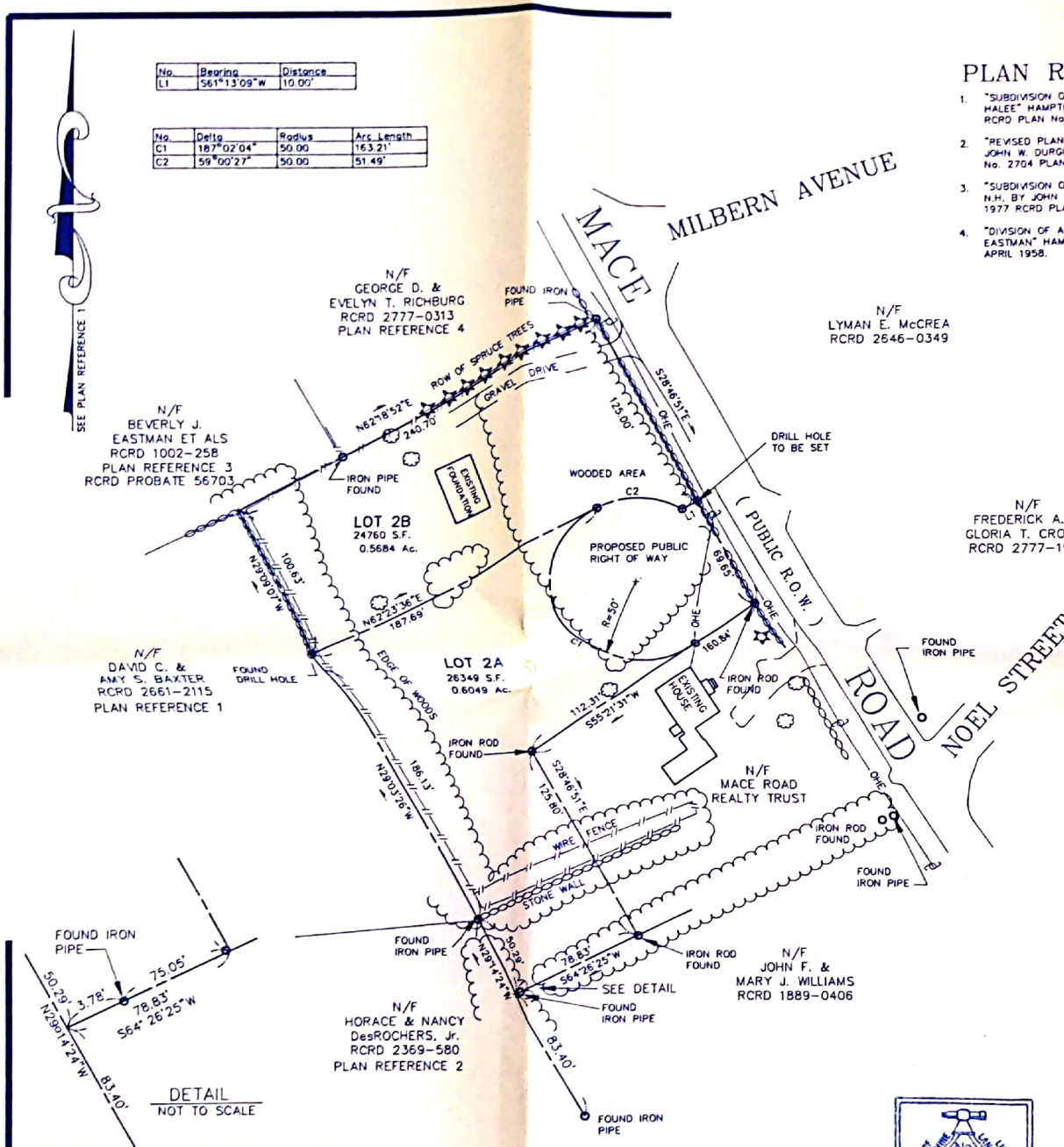

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C2	59°00'27"	50.00	51.49'

HAMPTON PLANNING BOARD

SIGNATURE DATE

LEGEND

N/F RCRD	NOW OR FORMERLY ROCKINGHAM COUNTY REGISTRY OF DEEDS
	STONE WALL
	EDGE OF WOODS
	WIRE FENCE
o	IRON PIPE TO BE SET

STATE OF NEW HAMPSHIRE LAND SURVEYOR No. 5135 RICHARD P. MILLETTE

PLAN REFERENCES:

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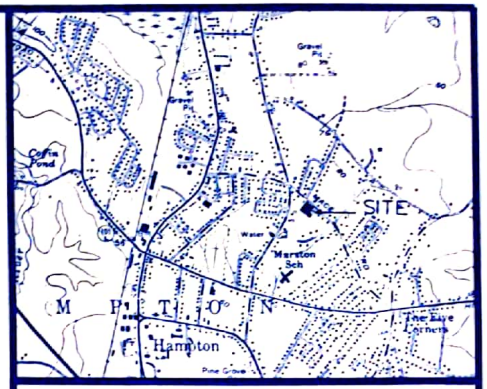

LOCATION PLAN

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SUBDIVISION PLAN
FOR

MACE ROAD REALTY TRUST

MACE ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

REV. 1 11/20/90
DATE: NOVEMBER 17,1990

SCALE: 1"=50'

RICHARD P. MILLETTE AND ASSOCIATES
501 ISLINGTON STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 431-2222

<MRRSD50B>

#9099-3A

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Scanned with CamScanner

Gmail Stockton Services <stockton752@gmail.com>

Re:

1 message

Stockton Services <stockton752@gmail.com> Sun, Jun 27, 2021 at 7:10 PM
To: Josh France <goodearthbuildersllc@gmail.com>

good to know.
Time spent but lessons learned, I hope.....
T

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

On Sun, Jun 27, 2021 at 6:46 PM Josh France <goodearthbuildersllc@gmail.com> wrote:

> Hi Tocky,
> I want to thank you for all the help you gave me. I truly appreciate you. I apologize too for my part of this. I guess we miss understood each other along the way. I do now have a much better understanding of what I'm able to do and what the towns expectations are when I move forward. My message was basically an apology for our miss understanding. I'm glad you aren't angry with me. Your information was very helpful and you have great knowledge of the history of the town of Hampton. Thank you again Tocky!
> Sent from my iPhone
>
> > On Jun 27, 2021, at 11:48 AM, Stockton Services <stockton752@gmail.com> wrote:
> >
> > Josh,
> > I did not listen to your voice mail. I'm not mad and I apologize for whatever part of our misaligned expectations is my fault, but I'm sure this is not working out, so I don't want to hold you up any more. You don't owe me any money and I will likely just recuse from whatever you apply to either Board with.
> > I assume you got your paperwork out of your mailbox. I know this has prolonged your planning for a few weeks but I think it has also made you understand that you might be moving too fast anyway.
> > Good luck, and please get vaccinated.
> > Tocky

E # 20073239 12/28/2020 08:11:04 AM
Book 6213 Page 1215 Page 1 of 2
Register of Deeds, Rockingham County
Cathy Ann Stacey

LCHIP	**ROA535833**	**25.00**
TRANSFER TAX	**RO102962**	**7,200.00**
RECORDING		**14.00**
SURCHARGE		**2.00**

After Recording Return To:
Deborah L. Green and Joshua France
29 Mace Road, Hampton, NH 03842

Warranty Deed

TRANSFER TAX $7200.00

KNOW ALL PERSONS BY THESE PRESENTS: That **Martha Baroody, single,** of **29 Mace Road, Hampton, NH 03842**, for consideration paid, grants to **Deborah L. Green and Joshua B. France, both single,** of **89 Strathmore Road, Apt 36, Boston, MA 02135**, as **joint tenants with rights of survivorship,** with **WARRANTY COVENANTS:**

A certain tract or parcel of land with the buildings thereon situated in Hampton, County of Rockingham and State of New Hampshire, bounded and described as follows:

Being **Lot #1** on plan entitled "Subdivision Plan for Mace Road Realty Trust, 29 Mace Road, Hampton, NH," drawn by Richard P. Millette and Associates, dated September 14, 1990 and revised October 5, 1990, Scale 1" = 50 and recorded as Plan C-20661 in the Rockingham County Registry of Deeds, more particularly bounded and described as follows:

Beginning on the west side of Mace Road, so-called, at an iron rod set in a stone wall at the northeast corner of the lot herein conveyed; thence running S 28° 46' 51" E a distance of 151.23 feet by a stone wall, in part, and a line on the west side of Mace Road to an iron rod; thence turning and running S 64° 26' 25" W a distance of 160.25 feet on a line by land now or formerly of John & Mary Williams to an iron rod; thence turning and running N 28° 46' 1" W a distance of 125.80 feet by Lot #2 of the aforesaid Plan and other land now or formely of the Mace Road Realty Trust to an iron rod; thence turning and running N 55° 21' 31" E a distance of 160.84 feet still by Lot #2 and land now or formerly of Mace Road Realty Trust to the point of beginning.

Meaning and intending to describe and convey the same premises conveyed to Martha Baroody by virtue of a deed from Diane Baroody, dated October 15, 2015 and recorded with the Rockingham County Registry of Deeds on October 19, 2015 at Book 5663, Page 1425.

The grantor hereby releases all rights of homestead and other interests therein in the above described premises.

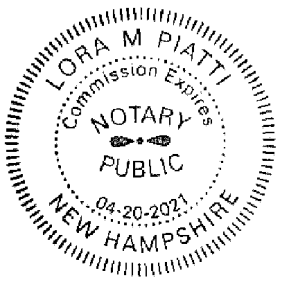
Executed this 18 day of December, 2020.

Martha J Baroody
Martha Baroody

STATE OF New Hampshire
COUNTY OF Rockingham

Then personally appeared before me on this 18 day of December, 2020, the said Martha Baroody and acknowledged the foregoing to be her voluntary act and deed.

Lora M Piatt
Notary Public/Justice of the Peace
Commission expiration: 4/2021



Oct 15 3 36 PM '90 40097

0c+15

PLAN REFERENCES:

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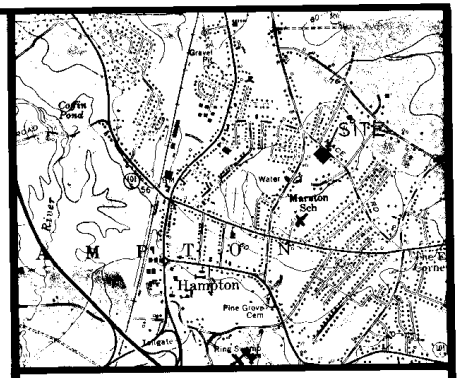
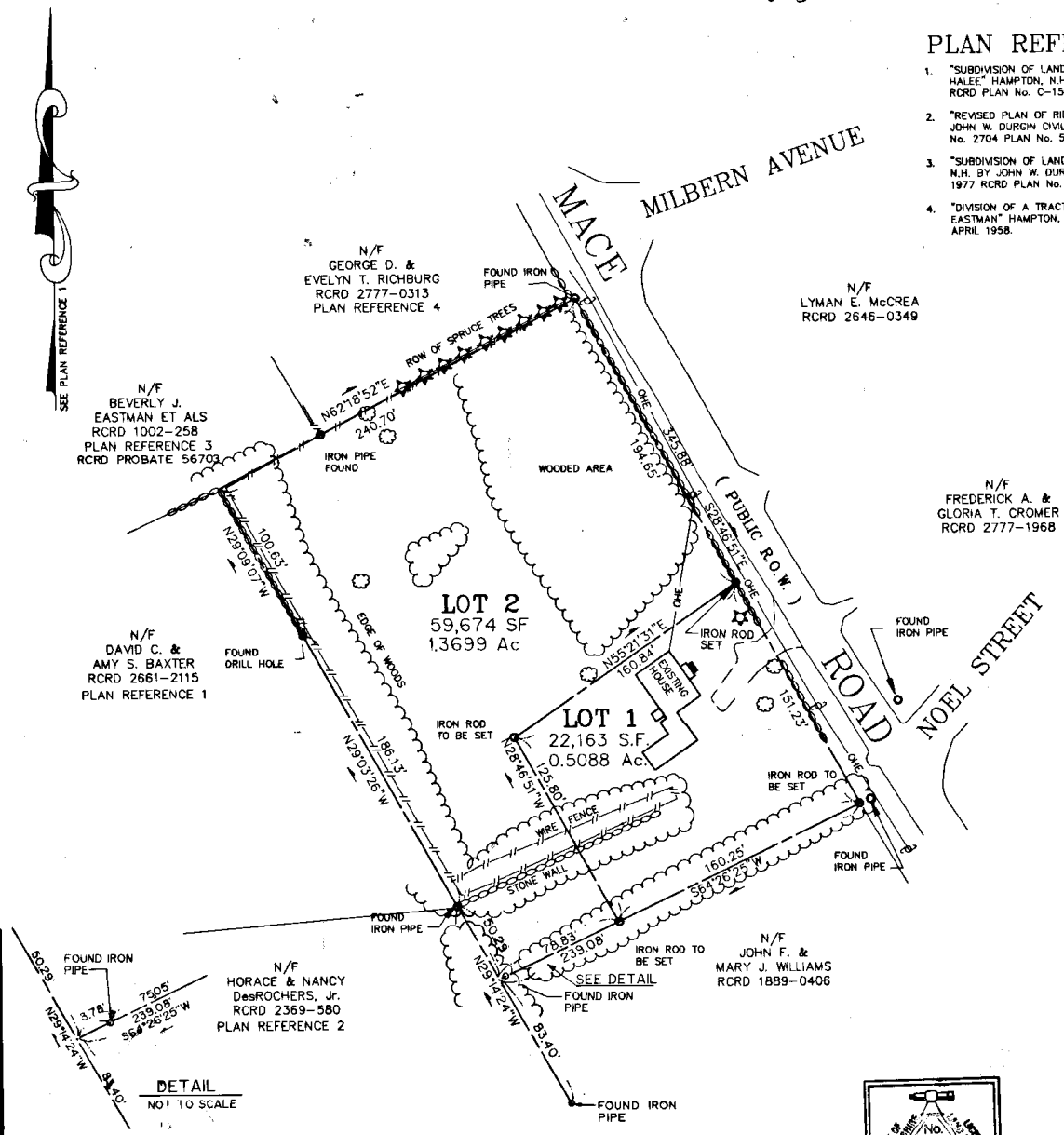
3. "SUBDIVISION OF LAND FOR CLIFFORD H. EASTMAN" HAMPTON, N.H. BY JOHN W. DURGIN CIVIL ENGINEERS DATED DECEMBER 1977 RCRD PLAN No. C-7808.
4. "DIVISION OF A TRACT OF LAND FOR CLIFFORD H. AND LILY I. EASTMAN" HAMPTON, N.H. BY CHESTER A. LEACH C.E. DATED APRIL 1958.



LOCATION PLAN



NOTES:

1. PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONE AND THE AQUIFER PROTECTION DISTRICT. PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 128 AS LOT 49.
2. PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
3. OWNERS OF RECORD: RAYMOND E. & INA H. CAMPBELL
   29 MACE ROAD
   HAMPON, NH 03842
   RCRD 2357-0493
4. TOTAL LOT AREA: 81,837 SF
   1.8787 Ac
5. ZONING REQUIREMENTS:

MIN. LOT AREA	20,000 s.f.
(LOT AREA INCREASED	BY 1/3 FOR AQUIFER DISTRICT)
MAX. LOT COVERAGE	25%
MIN. FRONTAGE	125'
MIN. LOT WIDTH	125'
MIN. SETBACKS:	
FRONT	10'
SIDE	7'
REAR	7'

6. LOT 1 AND LOT 2 ARE TO BE CONNECTED TO TOWN SEWER UPON APPROVAL. SEPERATE WATER SHALL BE PROVIDED FOR LOT 2.

HAMPTON PLANNING BOARD

Frank Chiaramitaro 10-15-90

SIGNATURE DATE

LEGEND

N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	STONE WALL
	EDGE OF WOODS
	WIRE FENCE

STATE OF NEW HAMPSHIRE No. 535 RICHARD P. MILLETTE LAND SURVEYOR SEAL SIGNATURE

C-20661

SUBDIVISION PLAN
FOR
MACE ROAD REALTY TRUST
29 MACE ROAD
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

REV. 1 10/05/90
SCALE: 1"=50' DATE: SEPTEMBER 14, 1990

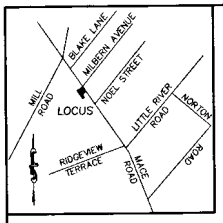
50 40 30 20 10 0 25 50 75 100 125 150 175 200 FEET
10 8 6 4 0 10 20 30 40 50 60 METERS

RICHARD P. MILLETTE AND ASSOCIATES
501 ISLINGTON STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 431-2222

<NGMY50>

#9099

D-37770



LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0430 E EFFECTIVE DATE MAY 17, 2005.
3) SHEET 2 IS ON FILE AT THE TOWN OF HAMPTON.
4) THERE ARE NO WETLANDS ON THIS PARCEL.

ZONING DISTRICT

RA

MINIMUM REQUIREMENTS

AREA	15,000 S.F.
MIN. LOT AREA/DWELLING UNIT	15,000 S.F.
MIN. S.F./DWELLING UNIT	900
MAX. AREA SEALED SURFACE (AQUIFER ZONE)	85%
MAX AREA SEALED SURFACE	25%
MAX. STORIES/HEIGHT	3/35'
FRONTAGE	125' *

BUILDING SETBACKS

FRONT	20'
SIDE	15'
REAR	10'
WETLAND	50'

THIS SITE LIES WITHIN THE AQUIFER PROTECTION ZONE, WHICH REQUIRES LOTS IN THIS ZONE TO BE A MINIMUM OF 20,000 S.F.

VARIANCE NOTE

* SEE VARIANCE GRANTED BY THE TOWN OF HAMPTON BOARD OF ADJUSTMENT CASE #34-11, FEB. 16, 2012, GRANTING RELIEF FROM ARTICLE IV, SECTIONS 4.2, 4.3 AND FOOTNOTE #22 TO ALLOW CREATION OF A NEW LOT WITH REDUCED FRONTAGE. *

(128/40) N/F
LAWRENCE J. & MARTHA D. STUKER
16 MACE ROAD
HAMPTON, NH 03842
BK.3310 PG.0578

(128/48) N/F
ARMAND & RITA HEBERT
9 MACE ROAD
HAMPTON, NH 03842
BK.5273 PG.2638

(128/49-2)
RECORD OWNERS
MICHAEL JAY & SHARON B. PONCHAK
15 MACE ROAD
HAMPTON, NH 03842
BK.3228 PG.1111
59,674 S.F.
1.37 ACRES
(LOT 2 C-20661)
TOTAL AREA PRIOR TO SUBDIVISION

PLAN REFERENCES

1) "SUBDIVISION PLAN OF LAND FOR MACE ROAD REALTY TRUST 29 MACE ROAD COUNTY OF ROCKINGHAM HAMPTON, NH" SCALE:1"=50' SEPTEMBER 14, 1990 REVISED THRU 10/05/90 RICHARD P. MILLETTE AND ASSOCIATES C-20661

(128/46) N/F
LYMAN E. MCREA
P.O. BOX 265
NORTH HAMPTON, NH 03862
BK.4281 PG.2751

MILBERN AVENUE
MACE ROAD
I.P. FND.
UP #4
OHW
EDGE OF PAVEMENT (TYPICAL)
DH SET (08-2012)
UP #5
I ROD FND.
N 62°18'52" E 240.70'
6.4'
EXISTING DRIVEWAY
EXISTING DWELLING
PATIO
#15 EXISTING DWELLING
COVERED PORCH
DECK
ACCESS EASEMENT FOR THE BENEFIT OF LOT 2B
2,081 S.F.
0.05 ACRES
N 59°16'51" E 30.85'
N 59°16'51" E 14.55'
S 28°46'51" E 125.00'
20.01'
74.49'
55.68'
S 11°08'25" W
25.0'
51.01'
28.84'
S 28°46'51" E 69.65'
(128/49-2) LOT 2A
25,495 S.F.
0.59 ACRES
N 29°39'07" W 67.18'
BUILDING SETBACK (TYPICAL)
S 71°14'23" W NEW LOT LINE 243.81'
32.0'
N 29°39'07" W 113.45'
DH SET (08-2012)
DH FND.
(128/49-3) LOT 2B
34,179 S.F.
0.78 ACRES
ZBA PRESCRIBED BUILDING ENVELOPE
60'
60.98'
BUILDING SETBACK (TYPICAL)
S 55°21'51" E 180.84'
I ROD FND.
(128/49) N/F
EDWARD HOWARD
21 STEVENS ROAD
NORTH HAMPTON, NH 03862
BK.2865 PG.1071
N 29°39'07" W 186.43'
S 28°46'51" E 123.60'
(145/11A) N/F
AMY S. BAXTER
127 MILL ROAD
HAMPTON, NH 03842
BK.5091 PG.1392
C-20661
I ROD FND.
I.P. FND.
N 29°42'54" W 50.28'
78.83'
S 64°26'25" W
I.P. FND.
(146/5) N/F
ANDREW & KRISTEN WESTERGREN
33 MACE ROAD
HAMPTON, NH 03842
BK.4788 PG.1722
(146/15-1) N/F
NATHAN & ALICEN PAGE
P.O. BOX 215
HAMPTON, NH 03842
BK.4682 PG.2413

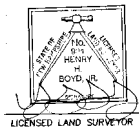
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

I CERTIFY:

THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND IN AUGUST 2012.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR — 03-05-2013 DATE

HAMPTON PLANNING BOARD

CHAIRMAN — 6.5.2013 DATE

LEGEND

● D.H.	DRILL HOLE
O I.P.	IRON PIPE
● I ROD	IRON ROD
FND.	FOUND
(0/00)	ASSESSORS MAP AND PARCEL
	STONEWALL
	WATER SHUT OFF
---OHW	OVER HEAD WIRE
-o-	UTILITY POLE
Ⓢ	SEWER MAN HOLE
	HYDRANT

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20'

HAMPTON PLANNING BOARD CASE #12-044

LOT LAYOUT PLAN

PLAT OF LAND
IN
HAMPTON, NH

SHOWING
A PROPOSED SUBDIVISION AT 15 MACE ROAD
(ASSESSORS MAP 128 LOT 49-2)

RECORD OWNERS
MICHAEL JAY & SHARON B. PONCHAK
15 MACE ROAD HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

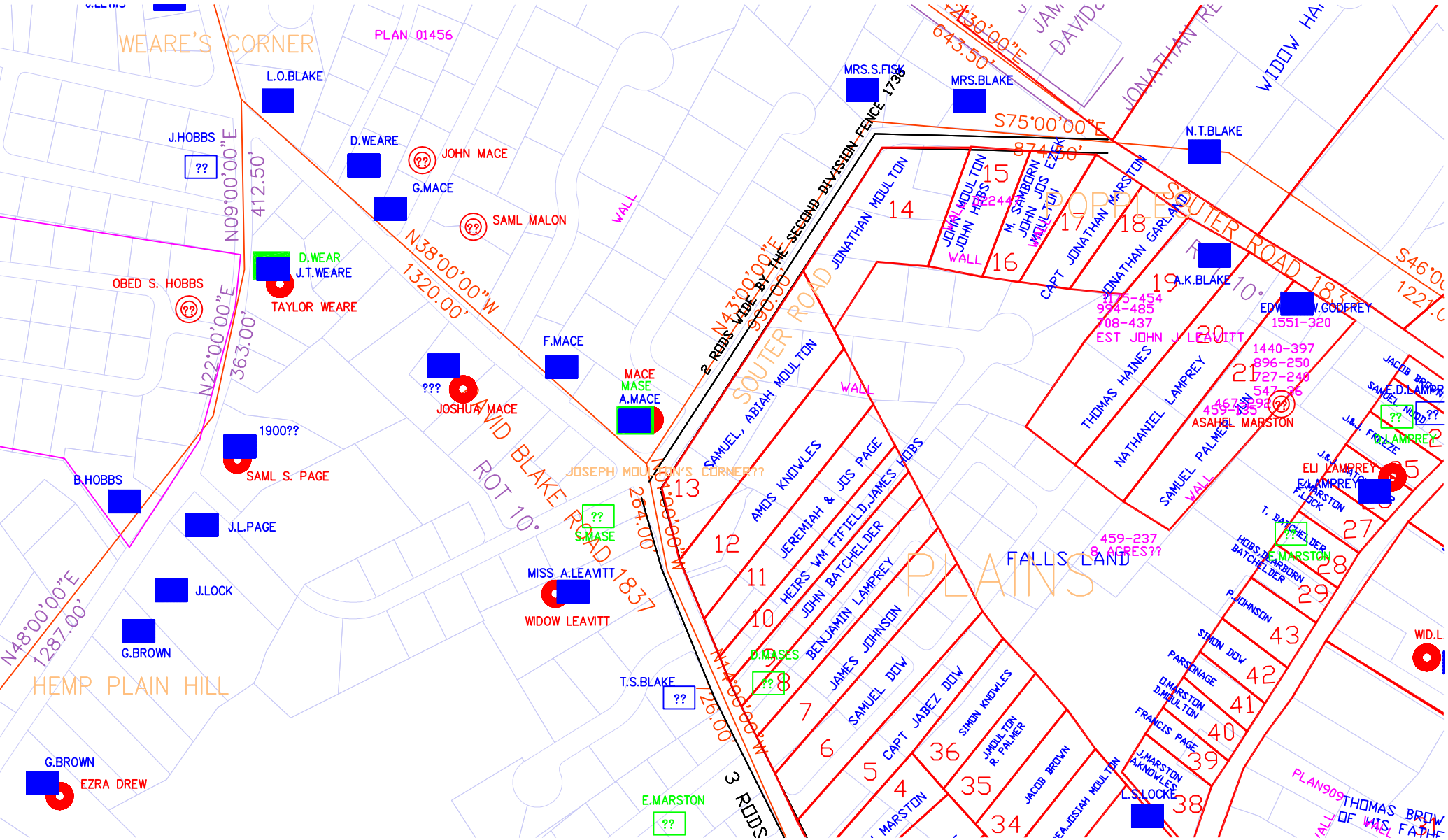
NO.	DATE	DESCRIPTION	BY
1	03-05-13	ADD CASE #	H.H.B.

SCALE: 1"=20' | CALC. BY: H.H.B. | PROJECT:E121416
DATE: AUG. 15, 2012 | CHKD. BY: P.D.B. | SHEET 1 OF 2

C/H LCHIP ROC0396018

2013 JUN -6 PM 2:45

030151


WEARE'S CORNER
PLAN 01456
L.O.BLAKE
J.HOBBS
??
N09°00'00"E
412.50'
D.WEARE
JOHN MACE
G.MACE
SAML MALON
WALL
N38°00'00"W
1320.00'
D.WEAR
J.T.WEARE
TAYLOR WEARE
OBED S. HOBBS
N22°00'00"E
363.00'
F.MACE
???
JOSHUA MACE
MACE
MASE
A.MACE
2 RODS WIDE BY THE SECOND DIVISION FENCE 1738
N43°00'00"E
990.00'
SOUTER ROAD
JONATHAN MOULTON
SAMUEL, ABIAH MOULTON
AMOS KNOWLES
JEREMIAH & JOS PAGE
HEIRS WM FIFIELD,JAMES HOBS
JOHN BATCHELDER
BENJAMIN LAMPREY
JAMES JOHNSON
SAMUEL DOW
CAPT JABEZ DOW
SIMON KNOWLES
JMOULTON
R.PALMER
JACOB BROWN
JOSIAH MOULTON
MRS.S.FISK
MRS.BLAKE
S75°00'00"E
875.00'
N.T.BLAKE
JOHN MOULTON
JOHN HOBS
M. SAMBORN
JOHN JOS EZEK
MOULTON
CAPT JONATHAN MARSTON
JONATHAN GARLAND
A.K.BLAKE
EDW.W.GODFREY
1551-320
THOMAS HAINES
NATHANIEL LAMPREY
SAMUEL PALMER
ASAHEL MARSTON
ELI LAMPREY
E.LAMPREY
E.MARSTON
T. BATCHELDER
HOBS,D.EARBORN
BATCHELDER
P.JOHNSON
SIMON DOW
PARSONAGE
D.MARSTON
D.MOULTON
FRANCIS PAGE
J.MARSTON
A.KNOWLES
L.S.LOCKE
WID.L
THOMAS BROW
OF WIS FATHE
PLAN909
WALL
ROAD 1837
S46°0
1221.0
10°
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1440-397
896-250
727-240
547-36
459-335
459-237
8 ACRES??
175-454
994-485
708-437
EST JOHN J LEAVITT
1900??
SAML S. PAGE
B.HOBBS
J.L.PAGE
J.LOCK
G.BROWN
HEMP PLAIN HILL
N48°00'00"E
1287.00'
DAVID BLAKE ROAD 1837
ROT 10°
JOSEPH MOULTON'S CORNER??
S.MASE
MISS A.LEAVITT
WIDOW LEAVITT
D.MASES
T.S.BLAKE
N14°00'00"W
264.00'
126.00'
3 RODS
E.MARSTON
G.BROWN
EZRA DREW
FALLS LAND
PLAINS
WIDOW HA
JONATHAN RL
DAVID
JAM
S30°00"E
645.50'